

Mulberry Place,  
5 Clove Crescent, London E14 2BG  
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Email: [planningandbuilding@towerhamlets.gov.uk](mailto:planningandbuilding@towerhamlets.gov.uk)

Application for Planning Permission and consent to display advertisement(s).  
Town and Country Planning Act 1990  
Town and Country Planning (Control of Advertisement) Regulations 2007

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## 1. Site Address

|  |   |
|--|---|
| Number   | <input type="text" value="397"/>        |
| Suffix   | <input type="text"/>                    |
| Property name  | <input type="text"/>                    |
| Address line 1   | <input type="text" value="Roman Road"/> |
| Address line 2   | <input type="text"/>                    |
| Address line 3   | <input type="text"/>                    |
| Town/city  | <input type="text" value="London"/>     |
| Postcode   | <input type="text" value="E3 5QS"/>     |
| Description of site location must be completed if postcode is not known: |   |
| Easting (x)  | <input type="text" value="536228"/>     |
| Northing (y)   | <input type="text" value="183234"/>     |
| Description  | <input type="text"/>                    |

## 2. Applicant Details

|                |  |
|----------------|--|
| Title          | <input type="text" value="Ms"/>                |
| First name     | <input type="text" value="Y"/>                 |
| Surname        | <input type="text" value="Zhurba"/>            |
| Company name   | <input type="text" value="Body La Perla Ltd"/> |
| Address line 1 | <input type="text" value="Studio 7"/>          |
| Address line 2 | <input type="text" value="7 Corsican Square"/> |
| Address line 3 | <input type="text"/>                           |
| Town/city      | <input type="text"/>                           |

## 2. Applicant Details

|   |   |
|---|---|
| Country   | <input type="text"/>  |
| Postcode  | <input type="text" value="E3 3YD"/>                           |
| Are you an agent acting on behalf of the applicant? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Primary number                                      | <input type="text"/>  |
| Secondary number                                    | <input type="text"/>  |
| Fax number  | <input type="text"/>  |
| Email address                                       | <input type="text"/>  |

## 3. Agent Details

|                  |   |
|------------------|---|
| Title            | <input type="text"/>                            |
| First name       | <input type="text" value="james"/>              |
| Surname          | <input type="text" value="sloan"/>              |
| Company name     | <input type="text" value="JAS Design"/>         |
| Address line 1   | <input type="text" value="83a Wrotesley Road"/> |
| Address line 2   | <input type="text"/>                            |
| Address line 3   | <input type="text"/>                            |
| Town/city        | <input type="text" value="London"/>             |
| Country          | <input type="text" value="United Kingdom"/>     |
| Postcode         | <input type="text" value="NW10 5UD"/>           |
| Primary number   | <input type="text"/>                            |
| Secondary number | <input type="text"/>                            |
| Fax number       | <input type="text"/>                            |
| Email            | <input type="text"/>                            |

## 4. Site Area

|   |   |
|---|---|
| What is the measurement of the site area?<br>(numeric characters only). | <input type="text" value="113.00"/>     |
| Unit  | <input type="text" value="Sq. metres"/> |

## 5. Site Information

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

|              |                                     |
|--------------|-------------------------------------|
| Title Number | <input type="text" value="370066"/> |
|--------------|-------------------------------------|

### Energy Performance Certificate

## 5. Site Information

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes  No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)

9180-3054-0511-0500-8591

### Public/Private Ownership

What is the current ownership status of the site?

Public  Private  Mixed

## 6. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Change of use from A2 (Estate Agency) to Sui Generis (Beauty Salon) of existing shop unit with painted shopfront and new signage on fascia board.

Has the work or change of use already started?

Yes  No

## 7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes  No

Do the proposals cover the whole existing building(s)?

Yes  No

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

Ground floor shop unit

### Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?  
If the proposal does not include affordable housing, select 'No'.

Yes  No

### Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

|                         |     |
|-------------------------|-----|
| Building reference      | N/A |
| Maximum height (Metres) | 0   |
| Number of storeys       | 0   |

### Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes  No

### Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

## 8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes  No

## 9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes  No

## 10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

| Phase Detail       | Commencement Month | Commencement Year | Completion Month | Completion Year |
|--------------------|--------------------|-------------------|------------------|-----------------|
| entire development | March              | 2021              | April            | 2021            |

## 11. Scheme and Developer Information

### Scheme Name

Does the scheme have a name?  Yes  No

### Developer Information

Has a lead developer been assigned?  Yes  No

## 12. Existing Use

Please describe the current use of the site

A2 Shop unit with residential dwelling flat above

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site

Estate agent's office

When did this use end  
(if known)?  
DD/MM/YYYY

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated  Yes  No

Land where contamination is suspected for all or part of the site  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination  Yes  No

## 13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

| Use Class                                | Existing gross internal floor area (square metres) | Gross internal floor area lost (including by change of use) (square metres) | Gross internal floor area gained (including change of use) (square metres) |
|--|--|---|--|
| A2 - Financial and professional services | 71.4   | 71.4  | 71.4   |
| Total                                    | 71.4   | 71.4  | 71.4   |

## 14. Materials

Does the proposed development require any materials to be used externally?  Yes  No

**Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):**

## 14. Materials

Lighting

Description of existing materials and finishes (optional):

none

Description of proposed materials and finishes:

Back lit fascia lettering

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

20/038/001 & Design and access statement

## 15. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

## 16. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes  No

## 17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes  No

## 18. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 19. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

**How will surface water be disposed of?**

Sustainable drainage system

## 19. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 20. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

## 21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space?  Yes  No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?  Yes  No

## 22. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

## 23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?  Yes  No

Please state the expected internal residential water usage of the proposal (litres per person per day)

0.00

### 23. Water Management

Does the proposal include the harvesting of rainfall?  Yes  No

Does the proposal include re-use of grey water?  Yes  No

### 24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

### 25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?  Yes  No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?  Yes  No

### 26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

### 27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

#### Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

### 28. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?  Yes  No

### 29. Utilities

#### Water and gas connections

Number of new water connections required

Number of new gas connections required

#### Fire safety

Is a fire suppression system proposed?  Yes  No

#### Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

#### Mobile networks

Has consultation with mobile network operators been carried out?  Yes  No

### 30. Environmental Impacts

#### Community energy

Will the proposal provide any on-site community-owned energy generation?  Yes  No

#### Heat pumps

Will the proposal provide any heat pumps?  Yes  No

#### Solar energy

Does the proposal include solar energy of any kind?  Yes  No

#### Passive cooling units

Number of proposed residential units with passive cooling

#### Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

#### Greenhouse gas emission reductions

Will greenhouse gas emissions be reduced by a level exceeding that specified by Part L of The Building Regulations?  Yes  No

#### Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

#### Urban Greening Factor

Please enter the Urban Greening Factor score

#### Residential units with electrical heating

Number of proposed residential units with electrical heating

#### Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

### 31. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

#### Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

#### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

### 32. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.



### 32. Hours of Opening

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

| Use       | Monday to Friday                     | Saturday                             | Sunday and Bank Holidays             | Unknown |
|-----------|--------------------------------------|--------------------------------------|--------------------------------------|---------|
| Other N/A | Start Time: 08:00<br>End Time: 21:00 | Start Time: 08:00<br>End Time: 21:00 | Start Time: 08:00<br>End Time: 21:00 |         |

### 33. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

Is the proposal for a waste management development?  Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

### 34. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  Yes  No

### 35. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

Shop front business advertisement for back lit fascia signage letters

Please select the type(s) of advertising you are proposing:

- Fascia sign(s)
- Projecting or hanging sign(s)
- Hoarding(s)
- Other type(s)

Please add details of each proposed fascia sign

|   |  |
|---|--|
| Fascia sign(s): 1   |  |
| What is the height from the ground to the base of the advertisement?        | 2.51 metre(s)                                      |
| What is the maximum projection of the advertisement from face of building?  | 0.05 metre(s)                                      |
| Dimension:  | Height: 0.34 x Width: 1.932 x Depth: 0.05 metre(s) |
| What materials will the sign be made of?<br>acrylic and powder coated metal |  |
| What is the maximum height of any of the individual letters and symbols?    | 34 cm  |
| The colour of text and background<br>black on white                         |  |
| Will the sign be illuminated?   | Yes  |
| Will the sign be illuminated internally or externally?                      | Internally Illuminated                             |
| Illuminance levels  | 70 cd/m2   |

### 35. Type of Proposed Advertisement(s)

Will the illumination be static or intermittent?

Static

### 36. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

Yes  No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

Yes  No  Not Applicable

If Yes to either or both the questions above, please show the existing sign(s) on an elevation drawing or photograph which can be uploaded to the Supporting Documents section of this application. Please state the references or filenames of the drawing(s) or photograph(s) in this text box

20/038/001

Will the proposed advertisement(s) project over a footpath or other public highway?

Yes  No

### 37. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From

11/03/2021

To

11/03/2041

### 38. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

### 39. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

25/09/2020

Details of the pre-application advice received

Called to the Tower Hamlet planning department on 25 September 2020 and had a telephone discussion with a duty planning development officer, Mr Woolway, about required planning application and was advised to make a full planning application for Sui Generis Class Use.

### 40. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:  
(a) a member of staff

#### 40. Authority Employee/Member

- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.  Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

#### 41. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?  Yes  No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?  Yes  No

#### 42. Ownership Certificates and Agricultural Land Declaration

##### CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

|                                   |               |
|-----------------------------------|---------------|
| Name of Owner/Agricultural Tenant |               |
| Number                            | 55            |
| Suffix                            |               |
| House Name                        |               |
| Address line 1                    | Heath Road    |
| Address line 2                    | Ramsden Heath |
| Town/city                         | Billericay    |
| Postcode                          | CM11 1HS      |
| Date notice served (DD/MM/YYYY)   | 30/11/2020    |

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

### 43. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

14/01/2021